

Notice



Help

Identification

Reference Number:	22039489
Request ID:	
Date First Offered	09/22/2016
Title:	Emergency Roof Repairs, Fox Developmental Center, Dwight, IL.
Agency Reference Number:	321-060-048
Agency:	CDB - Capital Development Board
Purchasing Agency:	CDB - Capital Development Board
Purchasing Agency SPO:	Ken Morris
Status:	Published

Overview

Description and Specifications:

Over the last 3 yrs., roofs on Administrative and treatment buildings at the Fox Developmental Center have continued to deteriorate. The deterioration has progressed to the point that rainwater has caused damage to the building's interior and exterior porch plaster ceilings and portions of structural terra cotta columns have collapsed. In order to ensure the safety of staff and visitors, and to protect against further loss or damage and disruption in critical State services, an Emergency Procurement to repair these roofs has been declared.

Key Information

Notice Type:	Emergency Procurement
Published:	09/23/2016
Notice Expiration Date:	10/07/2016
Emergency Justification:	Over the last 3 yrs., roofs on Administrative and treatment buildings at the Fox Developmental Center have continued to deteriorate. The deterioration has progressed to the point that rainwater has caused damage to the building's interior and exterior porch plaster ceilings and portions of structural terra cotta columns have collapsed. In order to ensure the safety of staff and visitors, and to protect against further loss or damage and disruption in critical State services, an Emergency Procurement to repair these roofs has been declared.
Accordance with Admin Rule:	Danger to public health/safety, Ensure integrity of state records, Minimize serious disruption to critical state services that affect health, safety, or collection of substantial state revenues
Professional & Artistic:	No
Small Business Set-Aside:	No
Does this solicitation contain a BEP or DBE requirement?:	No
Does this solicitation contain a Veteran requirement?:	No

Relevant Category:

Facilities

Total Amount of Award:
Estimated/Actual Value
Description:

\$893,000.00 (Total Dollar Value Only/Includes Any Renewal Options)
These are estimated costs for Architectural and Construction services to design and replace 22,628 sq. ft. of roofing on two buildings to include porches and connecting corridors. Estimate also includes repairs to structural terra cotta columns in those affected areas. The Farnsworth Group, Inc. of Bloomington, Il. has been selected to provide Architectural services, abbreviated specifications, and structural evaluations of the broken pieces of terra cotta. They were chosen based from their in-house experience, proximity to the site location, and positive performance on past State projects.

Length of Initial Term:
Contract Begin Date:
Contract End Date:
Renewal Terms:

3
09/22/2016
12/22/2016
0

Bidder(s)

Number of Responding Bidders: 1
Number of Unsuccessful Bidders: 0
Total Number Awarded: 1

Listing of All Bidders/Offerors Considered But Not Selected:

N/A

Source Selection: N/A

Vendor(s) Selected for Award

Vendor Name	Amount of Award	BEP Goal %	DBE Goal %
<u>Farnsworth Group, Inc.</u>	\$250,000.00	0%	0%

Notice Contact

Name: Gerald Burlingham
Street Address: 401 So. Spring St.
City: Springfield
State: IL
Zip Code: 62706
Phone: 217-836-0185
Fax Number: 217-558-1399
EMail Address: gerald.burlingham@illinois.gov

Class Code

Class Codes:

NIGP Code

NIGP Commodity/Service Code: 210 00 TIES AND ANCHORS AND OTHER MASONRY WALL - All
770 00 ROOFING MATERIALS AND SUPPLIES - All

Attachments

To download file(s), click on filename(s) located below. Not all Notices will have files to download.

File Attachments:

- [Farnsworth Group NOA 9.22.16.pdf](#) (58306 Bytes)
- [Fox Development Emergency Affidavit 321-060-048 092216.PDF](#) (137184 Bytes)

NOTICE OF AWARD
OF EMERGENCY CONTRACT

PROJECT NO.: 321-060-048 BULLETIN NO.: _____

PROJECT LOCATION: Fox Developmental Center

VENDOR: Farnsworth Group Inc. (28414)

NATURE OF EMERGENCY:

The Fox Developmental Center has experienced numerous leaks as a result of a failed roofing system. The maintenance staff has made numerous attempts at short term repairs to keep rain water from entering the building but the roofs continue to deteriorate causing interior damage to the building causing the displacement of residents and closure of rooms. The exterior porches have been closed as a result of the plaster ceilings coming loose creating a safety concern for residents and staff. A portion of the front entrance decorative terra cotta has fallen off the building and maintenance staff has built a protective covered walkway to protect staff and visitors entering the building. Repairs are needed immediately in order to prevent further damage to the building, to minimize serious disruption in critical state services and to protect against the threat to public safety.

AUTHORIZED START DATE: September 22, 2016

AUTHORIZATION ENDS: December 20, 2016

SCOPE OF EMERGENCY SERVICES:

The scope of work provides for replacing approximately 22,628 square feet of roofing on two buildings, including porches and connecting corridors and the replacement and repairs of missing terra cotta. The work includes new reflective membrane, high R-value insulation, flashings, trim and any necessary accessories. The A/E will prepare an architectural and structural evaluation of the broken pieces of the terra cotta, as well as its back up masonry and structural supports. The final report will include the determining root causes of the cracking with costs of repairs, preparing repair drawings and specification. The work could also include making repairs to the damaged façade.

SPECIAL CONDITIONS OR LIMITATIONS:

Services provided under this procurement should not exceed \$250,000.00 without prior authorization from the Capital Development Board in consultation with the Chief Procurement Office.

INCORPORATED DOCUMENTS:

March 2009 Design and Construction Manual & Supplement

March 2009 Standard Documents for Construction & Supplement

WAS AUTHORIZATION TO PROCEED VERBALLY GIVEN?

NO x Receipt of this signed Notice authorizes the Vendor to begin work.

YES ____ Who authorized the work, when, under what conditions or limitations, and for what scope:

Christopher R. Miller
Capital Development Board
Date: 9/22/16

[Signature]
CPO/SPO- CDB
Date: 22 Sept 16

EMERGENCY PURCHASE AFFIDAVIT

Reference # 321-060-048

Chief Procurement Officer (CPO) making a procurement under Illinois Procurement Code (30 ILCS 500/20-30) shall file affidavit with Procurement Policy Board and Auditor General within 10 days.

Agency: Capital Development Board

Division:

Address: 401 South Spring Street

City: Springfield

State: IL

Zip: 62706

Vendor #1: Farnsworth Group, Inc.

Address: 2709 McGraw Drive

City: Bloomington

State: IL

Zip: 61704

State of Illinois

): SS

County of Sangamon

I, Gus Behnke being duly sworn, solemnly swear and affirm that I am Chief Fiscal Officer.

I have authorized the emergency procurement in accordance with standards as established by law and rule in fulfillment of the emergency purchase affidavit provisions of Illinois Procurement Code [30 ILCS 500/20-30] as follows.

- ☒ Involving threat to public health or public safety.
- ☒ Immediate expenditure is necessary for repairs to State property to protect against further loss of or damage
- ☒ To prevent or minimize serious disruption in critical State services that affect health, safety, or collection of substantial State revenues.
- ☐ To insure integrity of State records
- ☐ Quick purchase as provided by Section 20-30 (d) of the Illinois Procurement Code

The conditions and circumstances requiring this emergency purchase, including reason for selection of the particular contractor are:

The Fox Developmental Center has experienced numerous leaks as a result of a failed roofing system. The maintenance staff has made several attempts at short term repairs to keep rain water from entering the building but the roofs continue to deteriorate causing interior damage to the building and the displacement of residents and closure of rooms. The exterior porches have been closed as a result of the plaster ceilings coming loose creating a safety concern for residents and staff. A portion of the front entrance decorative terra cotta has fallen off the building and maintenance staff has built a protective covered walkway to protect staff and visitors entering the building. Repairs are needed immediately in order to prevent further damage to the building, to minimize serious disruption in critical state services and to protect against the threat to public safety.

Vendor #1 has been selected to provide an abbreviated specification and observation of construction for replacing approximately 22,628 square feet of roofing on two buildings, including porches and connecting corridors and the replacement and repairs of missing terra cotta. The work includes new reflective membrane, high R-value insulation, flashings, trim and any necessary accessories. Vendor #1 will prepare an architectural and structural evaluation of the broken pieces of the terra cotta, as well as its back up masonry and structural supports. The final report will include the determining root causes of the cracking with costs of repairs, repair drawings and specification. The work could also include making repairs to the damaged facade. Vendor #1 was chosen because of their experience, proximity to the site location and positive performance on prior CDB projects.

Considering the time frames needed for the negotiation and execution of an A/E contract, design and standard bidding procedures, repairs at the Fox Developmental Center under the existing processes would likely not begin for several months. For this reason, emergency purchases are necessary to ensure the safety of the public, prevent further loss of or damage to the facility and to minimize serious disruption in critical State services.

Vendor #1 Expected Start Date: 09/22/2016

Expected End Date: 12/20/2016

Extension of previous emergency purchase: ☐ Yes or ☒ No

Term of emergency procurement shall not exceed 90 days. Contract may be extended beyond 90 days if CPO determines additional time is necessary; however, prior to execution of extension, CPO must hold a public hearing and provide written description.

Vendor #1 Amount of this expenditure is: \$ _____ ☐ Actual or \$ 250,000.00 ☒ *Estimated

**When only an estimate of cost is available, the actual cost shall be reported immediately after it is determined.*

I am duly authorized to make this affidavit. I know and understand the contents of this affidavit and all statements herein are true and correct. This affidavit is made pursuant to and in fulfillment of the requirements of Illinois Procurement Code [30 ILCS 500/20-30].

GWD Bunch

Signature of Affiant

Subscribed and sworn before me this 22nd day of September 2016.

Christopher A Miles

Notary Public

My Commission expires: _____



Section 20-30

(a) Conditions for use. In accordance with standards set by rule, a purchasing agency may make emergency procurements without competitive sealed bidding or prior notice when there exists a threat to public health or public safety, or when immediate expenditure is necessary for repairs to State property in order to protect against further loss of or damage to State property, to prevent or minimize serious disruption in critical State services that affect health, safety, or collection of substantial State revenues, or to ensure the integrity of State records; provided, however, that the term of the term of the emergency purchase shall be limited to the time reasonably needed for a competitive procurement, not to exceed 90 days. A contract may be extended beyond 90 days if the chief procurement officer determines additional time is necessary and that the contract scope and duration are limited to the emergency. Prior to the execution of the extension, the chief procurement officer must hold a public hearing and provide written justification for all emergency contracts. Members of the public may present testimony. Emergency procurements shall be made with as much competition as is practicable under the circumstances. A written description of the basis for the emergency and reasons for the selection of the particular contractor shall be included in the contract file.

(b) Notice. Notice of all emergency procurements shall be provided to the Procurement Policy Board and published in the online electronic Bulletin no later than 3 business days after the contract is awarded. Notice of intent to extend an emergency contract shall be provided to the Procurement Policy Board and published in the online electronic Bulletin at least 14 days before the public hearing. Notice shall include at least a description of the need for the emergency purchase, the contractor, and if applicable, the date, time and location of the public hearing. A copy of this notice and all documents provided at the hearing shall be included in the subsequent Procurement Bulletin. Before the next appropriate volume of the Illinois Procurement Bulletin, the purchasing agency shall publish in the Illinois Procurement Bulletin a copy of each written description and reasons and the total cost of each emergency procurement made during the previous month. When only an estimate of the total cost is known at the time of publication, the estimate shall be identified as an estimate and published. When the actual total cost is determined, it shall also be published in like manner before the 10th day of the next succeeding month.

(c) Affidavits. A chief procurement officer making a procurement under this Section shall file affidavits with the Procurement Policy Board and the Auditor General within 10 days after the procurement setting forth the amount expended, the name of the contractor involved, and the conditions and circumstances requiring the emergency procurement. When only an estimate of the cost is available within 10 days after the procurement, the actual cost shall be reported immediately after it is determined. At the end of each fiscal quarter, the Auditor General shall file with the Legislative Audit Commission and the Governor a complete listing of all emergency procurements reported during that fiscal quarter. The Legislative Audit Commission shall review the emergency procurements so reported and, in its annual reports, advise the General Assembly of procurements that appear to constitute an abuse of this Section.

(d) Quick purchases. The chief procurement officer may promulgate rules extending the circumstances by which a purchasing agency may make purchases under this Section, including but not limited to the procurement of items available at a discount for a limited period of time. (Source: P.A. 90-572, eff. date - See Sec. 99-5.)

For continuation if necessary:

Reference # 321-060-048

Emergency Memorandum

To: Capital Programs
Capital Development Board
From: Russell Schaefer, DHS Capital Programs Manager *RS*
Date: September 20, 2016
Subject: Fox Building 1 & 2 Roof Replacement Emergency

The Department of Human Services is requesting that the Capital Development Board take action to procure, on an emergency basis, one or more contracts to address an emergency need of the State.

This situation meets the following condition(s) for use as set forth in 30 ILCS 500/20-30:

- X There exists a threat to public health or public safety.
- X Immediate expenditure is necessary for repairs to State property in order to protect against further loss or damage.
- X It is necessary to prevent or minimize serious disruption in critical State services that affect health, safety, or the collection of substantial state revenues.
- It is necessary to insure the integrity of State records.

Specific justification for the emergency conditions listed above is as follows:

Threat to public health and Safety, immediate expenditure is necessary for repairs to State property to protect against further loss of or damage, to prevent or minimize serious disruption in critical State services that affect health, safety, or collection of substantial State revenues.

Please describe the emergency. Attach additional sheets as needed.

See attached letter from DHS Secretary Dimas.

DHS has requested these roof replacements through the State capital process for at least 3 years and no Capital Bill was passed during that time. The Fox maintenance staff have made numerous repairs to keep rain water from entering the building but the roofs continue to deteriorate and they have ran out of options for more repairs. We are declaring the emergency at this time because every rain is causing more interior damage to the building to the point where we have moved staff and resident programming and closed rooms. The exterior porches have plaster ceilings that are coming loose and we have closed

in fear of falling on our residents and staff. A portion of the front entrance decorative terra cotta has fallen off the building and the Fox maintenance staff has built a protective covered walkway to protect staff and visitors entering the building. The Fox Center is a historic building with the Historic Preservation Agency and the roof needs replaced to protect its historic status.

I am Russell Schaefer, Capital Programs Manager for the Department of Human Services.

We understand that CDB will coordinate with its CPO who will make all appropriate postings to the Procurement Bulletin and will file all necessary affidavits and updates with the Auditor General.